

specifications



Kitchen & Bathroom

- Quartz countertops throughout the kitchen and bathrooms
- Full-height tile kitchen backsplash
- Stainless steel appliance package
- Choice of painted flat slab cabinetry
- Sleek bathroom hardware in chrome finish
- Clear glass shower doors with chrome hardware (as per plan)
- Dual ensuite vanity sinks
- Walk-in closet
- Plumbing fixtures that meet or exceed LEED low-flow standards

Interior Features & Finishes

- Durable luxury vinyl plank flooring throughout the main floor and bathrooms (as per plan)
- Carpet with 40 oz weight and 8 lb underlay on stairs, upper hall, bedrooms, and closets
- Modern flat window casings and baseboards
- Recessed lighting in the living room, dining room, and kitchen

Exterior & Structural Features

- Concrete parking pad OR detached garage (as per plan)
- Insulated fiberglass front and rear entry doors (as per plan)
- Vinyl double-pane windows with low-E coating for improved energy efficiency
- Foundations protected with non-petroleum-based waterproofing materials
- Fenced backyard (as per plan)

Health, Efficiency & Certification

- Home is third-party EnerGuide® certified, providing long-term energy performance and peace of mind
- All paints and adhesives are certified low-VOC for improved indoor air quality

Comfort, Air Quality & Safety

- Heat Recovery Ventilation (HRV) system acts as the lungs of the home, continuously removing stale, humid air and replacing it with fresh, filtered air to improve indoor air quality
- Carbon monoxide detectors installed on all floors and in all bedrooms



DISCLAIMER

The builder may make changes or revisions to design, specifications, features, and floor plans at any time without prior notice. All dimensions are approximate and based on construction measurements. Ceiling details, including bulkheads and sprinkler locations, may vary by unit and as required by building code. Floor plans may be shown reversed or mirrored. E. & O.E. May 20, 2026.

specifications



Energy Efficient

- Your new home is EnerGuide certified.
- 96% energy-efficient natural gas furnace
- Programmable Energy Star® rated thermostat with dual setback and a ventilation system with maintenance reminder.
- Integrated soil gas barrier under the basement slab.
- All ductwork joints and penetrations are sealed with low-toxic mastic sealant or foil tape.
- Low expanding spray foam insulation sealing around all exterior penetrations, doors and windows.
- All rim joists, mechanical room ceiling and cantilevers sealed with spray foam insulation.

Avalon's Commitment

- Legal fees and disbursements are included when using Avalon's provided lawyer.
- Comprehensive warranty through the Alberta New Home Warranty Program.
- Third-party inspections throughout construction provide peace of mind.
- Insulation installation integrity is also inspected to provide energy use modelling and performance testing for the final home performance.

Recycling

Less Garbage in Landfills

- A minimum of 50% of all waste is recycled. Engineered wood products for joists load bearing beams.
- All insulation minimum 40% recycled content. Minimum 15% recycled content ½" wallboard. Recycled content carpet underlay.
- MDF casing and baseboards.

Warranty

Alberta New Home Warranty Program includes:

- 1 year – labor and materials
- 2 years – distribution systems
- 5 years – building envelope
- 10 years – structural

Community & Location

- Immediate access to pathways, parks, tennis courts, Cochrane Pickleball Club, SLS Centre, off-leash dog park, Co-op, Bow RiversEdge Campground, and Downtown Cochrane



DISCLAIMER

The builder may make changes or revisions to design, specifications, features, and floor plans at any time without prior notice. All dimensions are approximate and based on construction measurements. Ceiling details, including bulkheads and sprinkler locations, may vary by unit and as required by building code. Floor plans may be shown reversed or mirrored. E. & O.E. May 20, 2026.